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IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

OCWEN LOAN SERVICING, LLC

vs.

PAUL M. VANDERVELDE; CAPITAL ONE BANK (USA), N.A.; AND PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN

SHERIFF'S NOTICE TO JUDGMENT DEBTOR OF  
SALE OF REAL PROPERTY

CAUSE # 16-2-26515-4 SEA

JUDGMENT RENDERED ON 5/15/2017  
ORDER OF SALE ISSUED: 5/31/2017  
DATE OF LEVY: 6/26/2017

TO: PAUL M. VANDERVELDE (IN REM), JUDGMENT DEBTOR:

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S) IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

1756 ALKI AVE SW, SEATTLE, WA 98116

PARCEL NO. 1:

THAT PORTION OF LOT 6 IN BLOCK 463 OF SEATTLE TIDE LANDS AND OF THE UNNUMBERED TRACT IN PLAT OF WEST SEATTLE PARK, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 177, RECORDS OF KING COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERLY LINE OF ALKI AVENUE WITH THE NORTHEASTERLY LINE OF ILLINOIS STREET, SAID POINT BEING AT THE MOST WESTERLY CORNER OF SAID BLOCK 463, AND RUNNING THENCE NORTH 38°05'00" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID ALKI AVENUE, 440 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE CONTINUING NORTH 38°05'00" EAST, ALONG SAID ALKI AVENUE, 30 FEET; THENCE AT RIGHT ANGLES SOUTH 51°55'00" EAST 115 FEET; THENCE AT RIGHT ANGLES SOUTH 38°05'00" WEST 30 FEET; THENCE AT RIGHT ANGLES NORTH 51°55'00" WEST 115 FEET TO THE TRUE POINT OF BEGINNING; (ALSO KNOWN AS TRACT 31 OF ALKI BEACH ADDITION, AN UNRECORDED PLAT);

SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

PARCEL NO. 2:

THAT PORTION OF LOTS 13 AND 14 OF CLARMAR CRAGS, AN ADDITION TO THE CITY OF SEATTLE, AS PER PLAT RECORDED IN VOLUME 37 OF PLATS, PAGE 47, RECORDS OF KING COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING ON THE WESTERLY LINE OF SAID LOT 13 AT A POINT WHICH IS SOUTH 38°05'00" WEST 50 FEET FROM THE MOST NORTHERLY CORNER THEREOF AND RUNNING; THENCE SOUTH 38°05'00" WEST 30 FEET; THENCE SOUTH 51°55'00" EAST 50 FEET; THENCE NORTH 38°05'00" EAST 30 FEET; THENCE NORTH 51°55'00" WEST 50 FEET TO THE POINT OF BEGINNING; SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

TAX PARCEL NUMBER: 013900-0160-00

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

TIME: 10:00 AM  
DATE: AUGUST 11, 2017  
PLACE: 4<sup>TH</sup> AVENUE ENTRANCE, KING COUNTY ADMINISTRATION  
BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT OF \$608,428.67 TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

King County Courthouse  
516 Third Avenue  
Room W-150  
Seattle, WA 98104  
(206) 263-2600

THIS PROPERTY IS SUBJECT TO:

- ☐ 1. No redemption rights after sale.  
☒ 2. A redemption period of eight months which will expire at 4:30 p.m. on APRIL 11, 2018.  
☐ 3. A redemption period of one year which will expire at 4:30 p.m. on APRIL 11, 2018.

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY 4:30 P.M. ON APRIL 11, 2018, THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF  
King County, Washington

BY: HUGO ESPARZA, DEPUTY  
KING COUNTY COURTHOUSE  
516 THIRD AVENUE  
ROOM W-150  
SEATTLE, WA 98104  
206-263-2600

ATTORNEY:  
ROBINSON TAIT, P.S.  
901 FIFTH AVENUE  
SUITE 400  
SEATTLE, WA 98164  
(206) 676-9640